

K-1



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JANUARY 13, 2005

SUBJECT: TIME EXTENSION FOR TRACT MAP

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

DISCUSSION

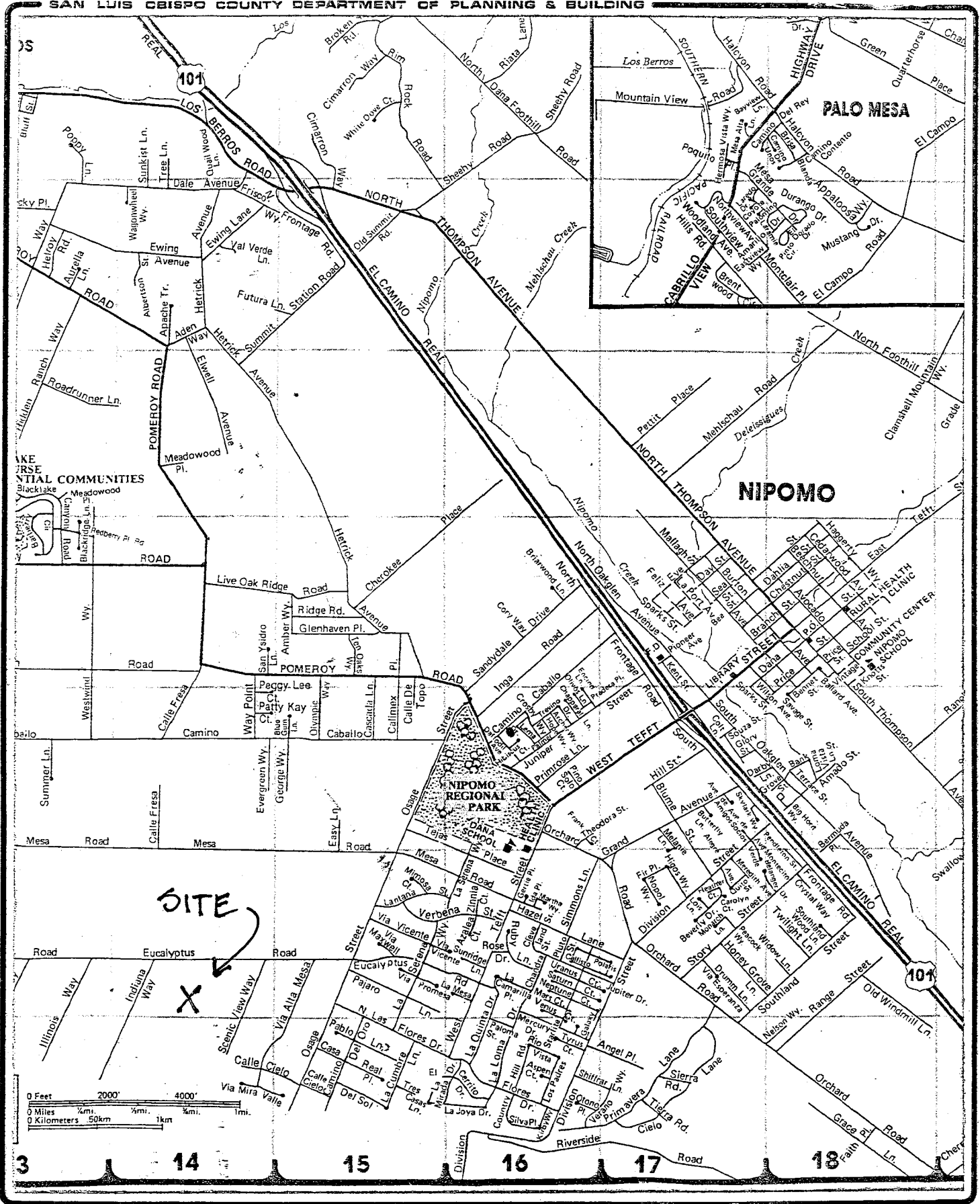
The following time extension is recommended for approval:

- A. TRACT 2262 (S970128U)** Request from **George Widmark/Westland Engineering** for a **4th time extension** for vesting tentative tract map 2262, a request for subdivision of a 164 acre parcel into three parcels of 46.70 acres, 51.25 acres and 65.62 acres. The site is located in the Residential Rural land use category. The site is located at 951 Eucalyptus Road on the southeast corner of Eucalyptus Road and Indiana Way, approximately 0.4 miles west of Nipomo. The project site is within the South County Planning Area. Supervisorial District 4.

The tentative map was to expire on December 9, 2004. On December 6, 2004, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **4th one-year time extension** be granted to December 9, 2005, subject to the Resolution of the Planning Commission adopted December 9, 1999.

K-2

SAN LUIS CRISPO COUNTY DEPARTMENT OF PLANNING & BUILDING



PROJECT

CO 00-0354

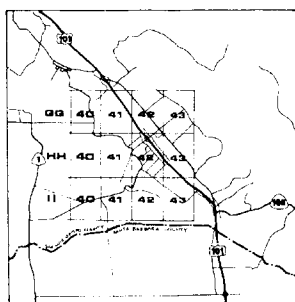
~~TRAC 2266~~



EXHIBIT

LOCAL VICINITY

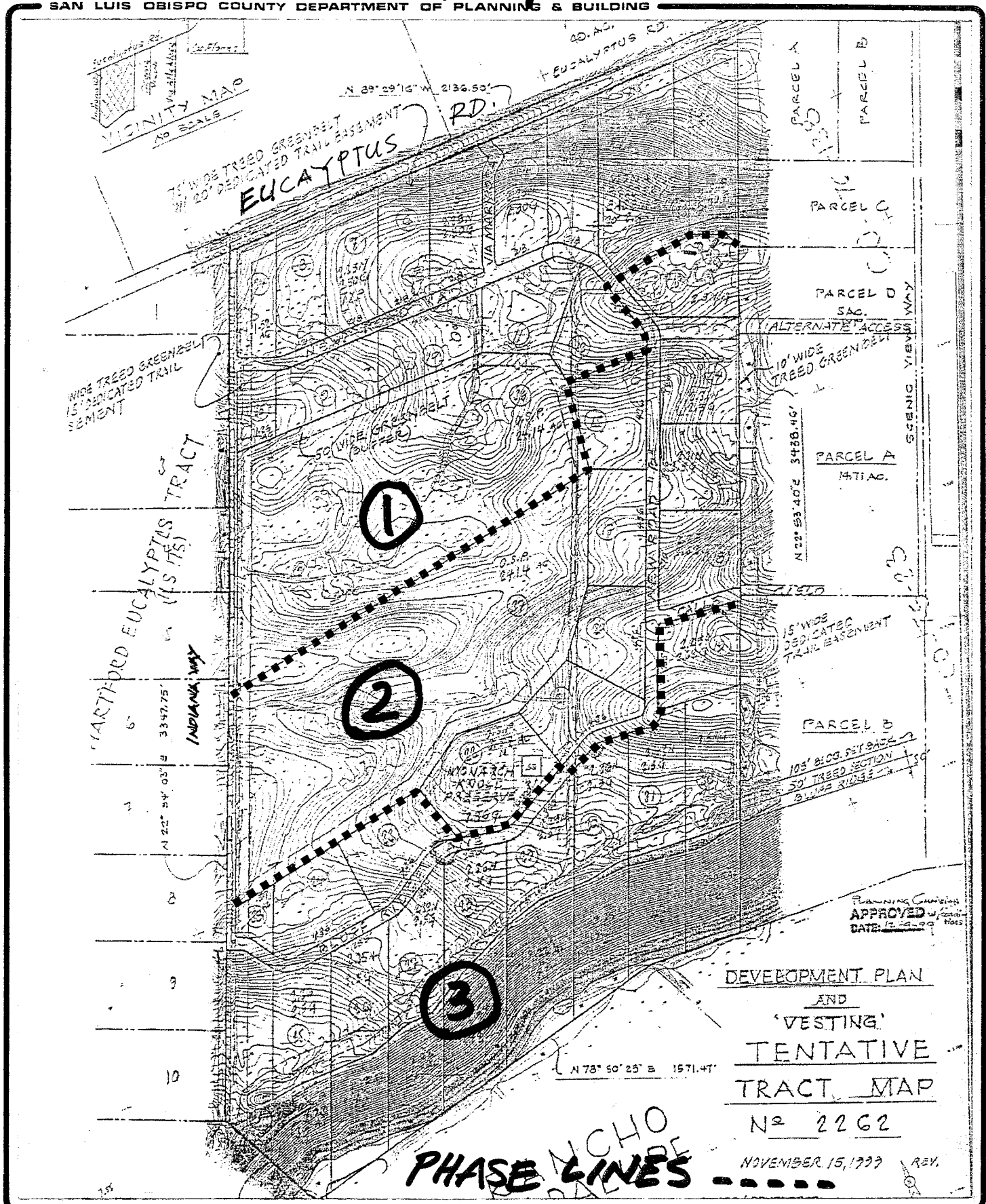
The image is a complex land plat map. At the top, it is divided into sections labeled "67 DIVISION 68" and "69 A". Key roads include "DAWN ROAD", "WESTWIND WAY", "CAMINO CABALLO", "MESA ROAD", and "EUCALYPUS ROAD". Various land uses are indicated by codes: "URL" (Urban Residential), "AG" (Agriculture), "RR" (Railroad), "RESUB" (Resubdivision), and "POMEROY'S". Parcel numbers are scattered throughout, such as 70, 66 AG, 29, 28, 27, 26, 25, 23, 22, 21, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1. Handwritten annotations include "Site 2" and "RR" near the bottom center. Survey details like "CO 88-051", "CO 77-62", "CO 94-036", and "TR 965-2" are present. The map also shows "FERRY LANE", "HUNTER BLVD", "BLUE OAK LANE", and "EVERGREEN DRIVE".



DATE	REVISIONS
32784	CREATED NEW OVERLAY
5/14/84 08:00:14.14 R/L to S/L 5/14/84 08:0 2.002. SD. CO. UPDATE	

LAND USE CATEGORIES		COMBINING DESIGNATIONS		PROPOSED PUBLIC FACILITIES	
<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE 	<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE 	<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE 	<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE 	<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE 	<ul style="list-style-type: none"> 41 - URBAN 42 - URBAN LIGHT 43 - URBAN MEDIUM 44 - RESIDENTIAL SINGLE 45 - RESIDENTIAL MEDIUM 46 - RESIDENTIAL SINGLE FAMILY 47 - RESIDENTIAL MULTIFAMILY 48 - OFFICE & BUSINESS 49 - COMMERCIAL RETAIL 50 - COMMERCIAL SERVICE 51 - INDUSTRIAL 52 - OPEN SPACE

K-4



PHASE LINES

PROJECT

CO 00-0354



EXHIBIT

APPROVED TRACT 2262
SHOWING THREE PHASES